



17 Raymer Road
Penenden Heath, Maidstone
ME14 2JQ

Guide Price £450,000 to £475,000

17
Raymer Road
Penenden Heath
Maidstone
ME14 2JQ



Description

Built in the 1980s by Glen Lyon Homes, this well-presented four-bedroom detached property is perfectly positioned in a sought-after location. Just a short walk from a highly regarded primary school, the home also benefits from excellent transport links and a wide range of local amenities nearby, making it ideal for families and commuters alike.

The accommodation comprises an inviting entrance hall, a spacious lounge filled with natural light, a separate dining room, kitchen and a convenient ground-floor cloakroom. Upstairs, there are four bedrooms and a modern family bathroom.

Outside, the property offers a driveway providing off-road parking, along with a garage for additional storage or vehicle space and a low maintenance rear garden.

This is a fantastic opportunity to acquire a detached family home in the desirable area of Penenden Heath —early viewing is highly recommended. Sold with no forward chain.

Location

Located in the heart of Penenden Heath with it's excellent selection of local amenities including shops, providing for everyday needs, recreational facilities on the Heath including tennis, bowls and numerous countryside walks, a children's play area and pre-school. Educationally the area is well served with the local Sandling School being within 100 metres catering for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including three railway stations connected to London. The County town also has a theatre, two museums and County library. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band
E

VIEWINGS STRICTLY BY
APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

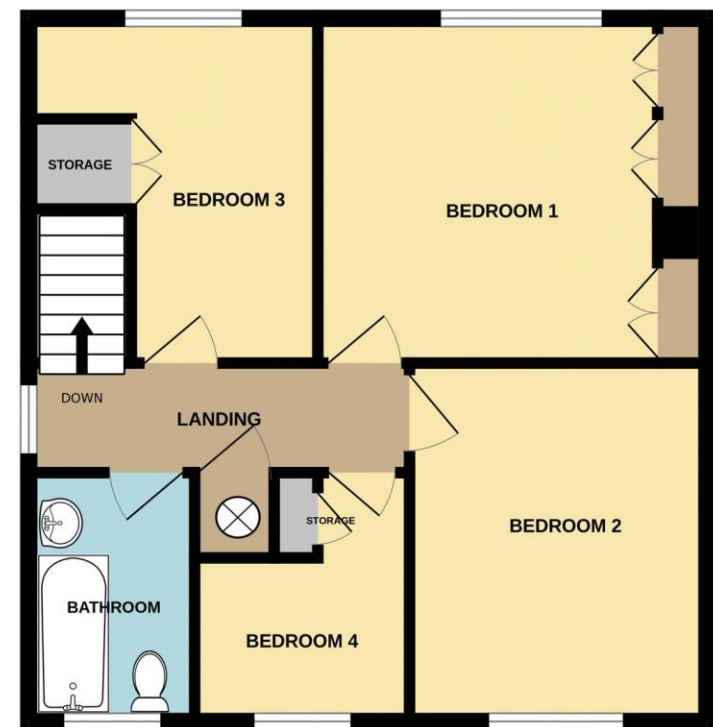


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



ENTRANCE CANOPY

UPVC entrance door with decorative window panes and leaded light side panel window and outside light.

ENTRANCE HALL

Staircase to first floor with decorative balustrade and newel post, understairs storage cupboard and radiator.

CLOAKROOM

Cream suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap, leaded light window to side, radiator and vinyl flooring.

LOUNGE 18' 6" x 16' 5" (5.63m x 5.00m)

A spacious and light room with leaded light windows to side and front with deep window sill, fireplace with wooden surround and marble inset and hearth with fitted living flame gas fire, radiator, double doors leading to:

DINING ROOM 10' 8" x 8' 6" (3.25m x 2.59m)

Wood laminate flooring, radiator, serving hatch to kitchen, glass sliding doors to the rear garden.

KITCHEN 12' 2" x 8' 6" (3.71m x 2.59m)

A good range of high and low level units with oak wood effect door and drawer fronts and complimenting granite effect working surfaces, one and a half stainless steel sink with mixer tap and drainer, Stoves cooker with four burner electric hob and extractor hood above, plumbing for washing machine, space for fridge freezer, radiator, leaded light window to rear, glazed single casement door to the rear garden, cupboard housing wall mounted Potterton boiler and tile effect flooring.

ON THE FIRST FLOOR

LANDING

Leaded light window to side, access to roof space and built-in airing cupboard housing water cylinder.

BEDROOM 1 13' 0" x 12' 1" (3.96m x 3.68m)

Leaded light window to front and radiator.

BEDROOM 2 13' 0" x 10' 0" (3.96m x 3.05m)

Leaded light window to rear and radiator.

BEDROOM 3 12' 2" x 10' 2" (max) (3.71m x 3.10m)

Leaded light window to front, built-in storage cupboard and radiator.

BEDROOM 4 9' 8" x 7' 8" (2.94m x 2.34m) (max)

Leaded light window to rear, built-in storage cupboard with shelving and radiator.

BATHROOM 8' 6" x 5' 8" (2.59m x 1.73m)

White suite with chrome fittings, low level WC, wash hand basin with mixer, fitted storage cupboard, panelled bath with shower over, leaded light window to rear, radiator, tiled splashbacks and vinyl flooring.

OUTSIDE

To the front of the property there is a brick paved driveway leading to a single garage with up and over entry door and power, paved pathway to entrance, outside light, lawned area with hedged border and side pedestrian gate to the rear garden. The rear garden has a paved patio adjacent to the house with a few steps down to a lawned area with decorative border well stocked with mature trees and shrubs, personal door to the garage, fully fenced boundaries, outside lights and outside tap.

Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downsvie Road, second right into Ashburnham Drive and first right into Raymer Road. The property will be found towards the bottom of the cul de sac, on the left hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

